FORM D

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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

# FORM D

OTICE OF SALE OF SECURITIES
PURSUANT TO REGULATION D,
SECTION 4(6), AND/OR
ORM LIMITED OFFERING EXEMPTION

13/66	48
OMB APP	ROVAL
OMB Number:	3235-0076
Expires:	May 31, 2005
Estimated avera	age burden
hours per respo	nse16.00
SEC USE	ONLY

DATE RECEIVED

VUNIFORM LIMITED OFFERING EXEMIT	TION
Name of Offering ( check if this is an amendment and name has changed, and indicate change.) OBX RESORT, LLC	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	ULOE .
A. BASIC IDENTIFICATION DATA	
1. Enter the information requested about the issuer	04051162
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)  OBX RESORT, LLC	04031102
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
5353 N. Virginia Dare Trail, Kitty Hawk, NC 27949	252.441.2151
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)  1701 S. Virginia Dare Trail, Kill Devil Hills, NC 27948	Telephone Number (Including Area Code)
Brief Description of Business  Hotel Franchise Company	PROCESSE
Type of Business Organization  corporation limited partnership, already formed  business trust limited partnership, to be formed	ease specify):
Month Year  Actual or Estimated Date of Incorporation or Organization: 03 04 X Actual Estim  Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:  CN for Canada; FN for other foreign jurisdiction)	nic

# GENERAL INSTRUCTIONS

### Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seg. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

### State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

### - ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

### A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: Promoter | | Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Independent Property Operators of America, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 1206 Laskin Road, Suite 201, Virginia Beach, VA 23451 Promoter Check Box(es) that Apply: X Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) O.W.L./NEAL, L.P. Business or Residence Address (Number and Street, City, State, Zip Code) 1701 S. Virginia Dare Trail, Kill Devil Hills, NC 27948 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer General and/or Managing Partner Full Name (Last name first, if individual) Elizabeth Corporation Business or Residence Address (Number and Street, City, State, Zip Code) 1701 S. Virginia Dare Trail, Kill Devil Hills, NC 27948 ☐ Beneficial Owner Check Box(es) that Apply: Promoter Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Mills Management, Inc. Business or Residence Address (Number and Street, City, State, Zip Code) 1206 Laskin Road, Suite 201, Virginia Beach, VA Check Box(es) that Apply: Executive Officer Promoter Beneficial Owner Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer General and/or Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: General and/or Beneficial Owner Executive Officer Promoter Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) (Use blank sheet, or copy and use additional copies of this sheet, as necessary)

	la granda				B, I	NFORMAT	ION ABOU	T OFFERI	NG 💯				
1.	1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?										Yes	No	
1.	rias tiic	155001 5010	i, or uses ti							=	***************************************		$\mathbf{X}$
2.	Answer also in Appendix, Column 2, if filing under ULOE.  What is the minimum investment that will be accepted from any individual?											\$10.0	00.00
												Yes	No
3.			permit join									$\mathbf{x}$	
4.	Enter the information requested for each person who has been or will be paid or given, directly or indirectly, a commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offerir If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of su a broker or dealer, you may set forth the information for that broker or dealer only.										he offering. with a state		
Full	Name (	Last name	first, if indi	vidual)									
Bus	iness or	Residence	Address (N	umber and	d Street, C	ity, State, 2	Zip Code)						
Nan	ne of As	sociated Br	oker or De	aler									
Stat	es in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	or check	individual	States)	***************	••••••		************	***************************************		☐ Al	1 States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL MT RI	IN NE SC	IA NV SD	KS NH TN	KY NJ TX	LA NM UT	ME NY VT	MD NC VA	MA ND WA	MI OH WV	MN OK WI	OR WY	MO PA PR
Full	Name (	Last name	first, if indi	vidual)							·		
Bus	iness or	Residence	Address (N	Number an	d Street, C	City, State,	Zip Code)					*****	
Nan	ne of Ass	sociated Br	oker or Dea	ıler			<del></del>			***************************************		,	
Stat	es in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers				<del></del>		
	(Check	"All States	" or check	individual	States)	************				••••••	••••	☐ Al	l States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
Full			first, if indi			[01]		<u>VA</u>	WA			VV I	<u> </u>
	rvaine (i	Bust nume .		, radai,									
Bus	iness or	Residence	Address (N	Jumber an	d Street, C	lity, State,	Zip Code)						
Nan	ne of Ass	sociated Br	oker or Dea	aler	· · · · · · · · · · · · · · · · · · ·								
Stat	es in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All States	" or check	individual	States)			•••••				☐ Al	l States
	AL IL MT	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	ME NY VT	MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	ID MO PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

# C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

	already exchanged.  Type of Security	Aggregate Offering Price	Amount Already Sold
		•	
	Debt		
	Equity	\$	\$
	Convertible Securities (including warrants)	•	\$
	Partnership Interests	\$	¢ .
	Other (Specify) limited liability company units	\$8,000,000,00	\$ 2,000,000,00
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in thi offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicat the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	e :	Aggregate
		Number Investors	Dollar Amount of Purchases
	Accredited Investors	80	\$8,000,000.00
	Non-accredited Investors	<del></del>	\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securitie sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.	•	
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505	-	\$
	Regulation A		\$
	Rule 504		\$
	Total		\$
ı	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.	;	
	Transfer Agent's Fees		\$
	Printing and Engraving Costs	<del>\</del>	\$ 1,672.00
	Legal Fees		\$ 90,000.00
	Accounting Fees		\$
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)		\$
	Other Expenses (identify)		\$
	Total		\$ 91,672.00

<sup>\* \$8,000,000</sup> aggregate offering price includes 40 Units being offered for non-cash consideration having a value of \$4,000,000.

	C. OFFERING PRICE, NUM	MBER OF INVESTORS, EXPENSES AND USE OF	PROCEEDS	
	and total expenses furnished in response to Part C -	ering price given in response to Part C — Question 1 – Question 4.a. This difference is the "adjusted gross		\$ 7,908,328.00
<b>5</b> .	each of the purposes shown. If the amount for a	roceed to the issuer used or proposed to be used for ny purpose is not known, furnish an estimate and of the payments listed must equal the adjusted gross at C — Question 4.b above.		
٠			Payments to Officers, Directors, & Affiliates	Payments to Others
	Purchase of real estate		\$	<b>\$</b>
	Purchase, rental or leasing and installation of man and equipment	chinery	¬.\$	П\$
	Construction or leasing of plant buildings and fac	· · · · · · · · · · · · · · · · · · ·		
	Acquisition of other businesses (including the valoffering that may be used in exchange for the assissuer pursuant to a merger)	lue of securities involved in this ets or securities of another		<del></del>
	Repayment of indebtedness			
	Working capital			
	Other (specify): Units issued for non-case	sh contribution		
			\$	\$
	Column Totals	······································	X]\$ <u>4,000,000</u>	\$\frac{3,908,328}{}
	Total Payments Listed (column totals added)		X \$ 7,	908,328.00
		, D FEDERAL SIGNATURE 4		
ign	issuer has duly caused this notice to be signed by the ature constitutes an undertaking by the issuer to fur nformation furnished by the issuer to any non-acc	rnish to the U.S. Securities and Exchange Commis	sion, upon writter	
ssu	er (Print or Type)	Signature	Date	
эвх	RESORT, LLC	<del>                                     </del>	November 19,	2004
	e of Signer (Print or Type)	Title of Signer (Print or Type)	<del></del>	· /- g
Ste	rling F. Webster, III	President, Elizabeth Corporation, Ma	nager	,

ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

## E. STATE SIGNATURE

1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification	Yes	No
	provisions of such rule?		X

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	Date
OBX RESORT, LLC		November 19, 2004
Name (Print or Type)	Title (Print or Type)	
Sterling F. Webster, III	President, Elizabeth Corporat	ion, Manager

### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

# APPENDIX 2 1 3 4 Disqualification under State ULOE Type of security Intend to sell and aggregate (if yes, attach to non-accredited offering price Type of investor and explanation of investors in State offered in state amount purchased in State waiver granted) (Part C-Item 2) (Part B-Item 1) (Part C-Item 1) (Part E-Item 1) Number of Number of Accredited Non-Accredited State Yes No Investors **Investors** No Amount Amount Yes ALAK AZAR CA CO CT DE DC FL $\mathsf{G}\mathsf{A}$ HI ID IL IN ΙA KS KY LA ME MD MA MI MN MS

Water Street

# APPENDIX

1	to non-actinvestors	to sell	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)		Type of investor and amount purchased in State			
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
МО							-		
MT									
NE									
NV									
NH	######################################	2-(1960s) (\$400s) 2-(1960s)							
NJ	-								
NM									
NY									
NC									
ND		 							
ОН	MUSICOLOGIC M SEPTEMBER CONTRACTOR	jąto zapalni (Birje nieniamanopozolaky mikeliko							
OK	400								
OR	And the second second second								
PA									
RI									
SC									
SD									
TN									
TX									
UT									
VT									
VA									
WA									
WV									
WI									

				APP	ENDIX								
1		2	3		4								
	to non-a	l to sell accredited as in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	amount		Type of investor and amount purchased in State (Part C-Item 2)				amount purchased in State			ate ULOE, attach ation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No				
WY													
PR													